



**Beckford Way, Maidenbower**

Offers in Region of **£450,000**

**MANSELL  
McTAGGART**  
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- Council Tax Band 'D' and EPC 'C'

A wonderful opportunity to purchase a three bedroom family home, located in the heart of Maidenbower built by Bryant Homes to their sought after Ryefield design. Benefits include modern bathroom and en-suite shower rooms, larger than average private rear garden, converted garage and driveway parking for three cars side by side.

Upon entry to the home via the recently replaced front door you are greeted by an entrance lobby with stairs rising to the first floor and space for shoes and coats. On your left is the open plan living/dining room with a large window to the front and bay window to rear allowing in plenty of natural light. There is ample space for two sofas with the added benefit of a large understairs storage cupboard and space for a six seater dining table and chairs. Beyond the dining area is a conservatory of quarter brick construction and uPVC with a poly carbonate roof, providing another room to enjoy and catch plenty of sunshine. To the rear of the house is the kitchen, overlooking the rear and a door accessing the garden. There is a range of wall and base units with an integrated oven with gas hob and extractor hood over, space for further white goods, wall mounted boiler and access to the downstairs cloakroom, which has recently been replaced. The layout with the kitchen and dining room does lend itself to be knocked through to create an open plan kitchen entertaining area, should you prefer an open plan feel. Completing the downstairs is a formal dining room/office/bedroom four, which was previously the garage and has been converted by the current owners. Accessible from the entrance hallway, this additional room creates a versatile space to suit buyers requirements.

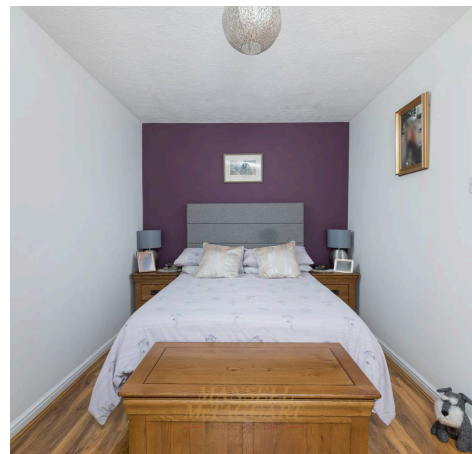
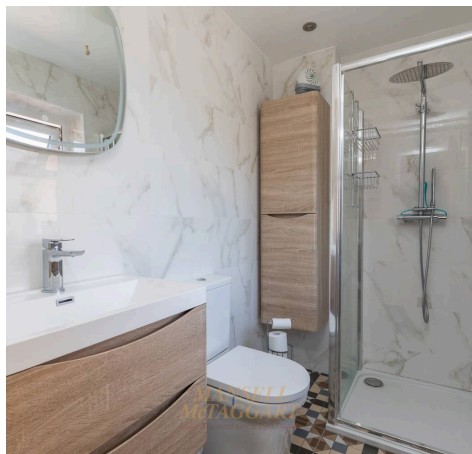


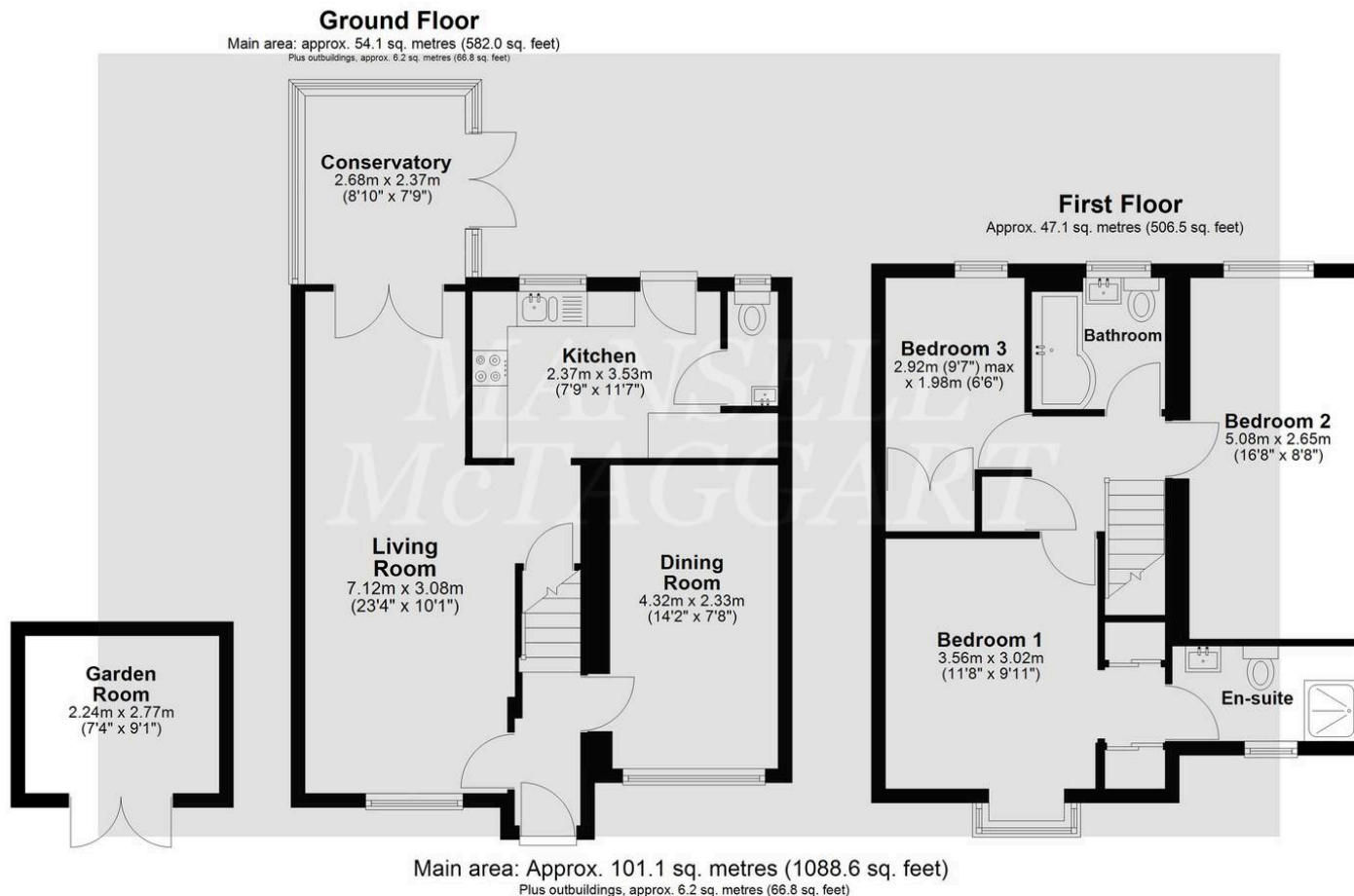




Heading upstairs, there are three generous size bedrooms, family bathroom, airing cupboard and access to loft. The principle bedroom is of a good size with a bay window to front and can comfortably hold a super king sized bed and has a built in dressing area with two fitted double wardrobes. In addition, there is a stunning modern and contemporary en-suite shower room that has recently been replaced by the current owners comprising a walk-in shower cubicle with rainhead style shower unit over, wash hand basin and WC with vanity storage finished with fully tiled walls and flooring, and an opaque window to rear. Bedroom two is a generous double room overlooking the rear aspect and bedroom three being considered a small double/large single. Finally, the family bathroom is fitted in a modern white suite comprising a panel enclosed bath with rainhead shower unit over, wash hand basin, low level WC, chrome ladder style heated towel rail and opaque window to rear.

Outside, the front of the house offers a private driveway for three vehicles and gated side access leading to the garden. The rear garden is of a generous size, and certainly bigger than most within Maidenbower. Manly laid to lawn with a recently laid patio (2022) abutting the foot of the house. In addition, there is a cabin to the rear of the garden, suitable for a home gym/studio or office space.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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